



SCOTT AFB NEWS

UNITED STATES AIR FORCE

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Privitization on its way to Scott

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The privatization project at Scott AFB is moving forward quickly as the Executive Steering Group, responsible for reviewing the privatization concept package, approved the base's privatization concept last week.

The package contains requests for technical features, such as single family, two-car garage units; relocation of Galaxy housing by the year 2020; number of units being renovated, demolished, or constructed; and a financial plan.

"The approval has granted us permission to move to the next phase of privatization – to develop a Request for Proposal to solicit potential bidders for the Scott project," said Dr. Jeff Miller, deputy program manager for housing privatization. "It also lets the members of Scott know that the privatization project has been examined by several experts and is a solid venue.

Scott's 1,430 housing units and approximately 400 homes expected for construction within the local community, will be leased to military residents by a private developer. With the contract award slated for award Summer 2005, base-housing residents can expect several changes from bigger, better houses that mirror market standards to paying rent.

The 375th Airlift Wing Commander Col. Barbara Faulkenberry hosted a second town hall meeting Tuesday night to discuss the impact of housing privatization to Scott on-base residents. Col. Shelley Christian, 375th Airlift Wing Mission Support Group commander also addressed potential concerns from paying rent and utilities to security.

Cost of rent and utilities: Initially rent will be set at the individual's authorized Basic Housing Allowance, at the "with dependent" rate. This full BAH will pay for all utilities. At the start of privatization, housing residents will not see a gas and electricity bill. When utility billing begins, they will receive an allowance of 110 percent of the average utilities to pay their utility bill. If residents conserve their energy usage, they may be able to saving money.

Dual-BAH: Two married military members authorized dual-BAH, will be assessed both BAH allowances if they elect to live in privatized housing. Both will draw BAH. The senior occupant will pay the rent at the “with dependents” rate. The other military member will receive BAH at the single rate, but it is not applied towards the rent.

Security: Security will increase with construction of a perimeter fence, increased security lighting, and other security features. Security Forces will also continue to be responsible for force protection in all of housing areas. The same levels of security will be expected for the units located off base. We are requesting the developer to provide gated communities.

“I think the residents should look forward to housing that is built to “community standards” like they would find off base, said Dr. Miller. “Also, it should be noted that Scott will be amongst the first in the Air Force to have single family two-car garage units, much like they would find in the local community off base. I think the new housing will be much better than what they could expect the government to provide under traditional military construction methods they are used to seeing.”

For more information about housing privatization, access the following Web site address: https://www.scott.af.mil/375aw/Housing_Privatization/index.htm.